

## Character Mill with 9 Beds, Guest House, Pool, Gardens & Almost 1ha of Peaceful Countryside



## INFORMATION

Town:	Cressé
Department:	Charente-Maritime
Bed:	11
Bath:	8
Floor:	520 m2
Plot Size:	9475 m2

## IN BRIEF

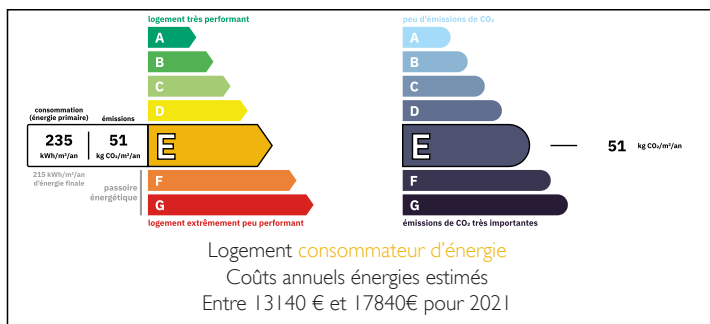
If you're looking for a spacious home in a peaceful riverside setting, this property is a must-see.

The main house offers six reception rooms - including two kitchens - and nine bedrooms, making it exceptionally versatile. Thanks to its layout, you can easily separate the space to suit your needs, creating a main residence with an independent guest wing simply by closing a few doors.

In addition, there's a fully independent guest house with two bedrooms, two bathrooms, and a central living area - perfect for visitors, family, or rental potential.

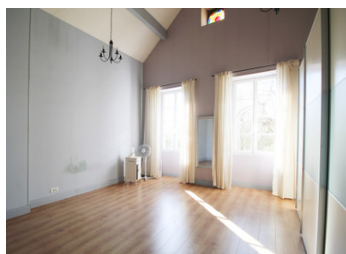
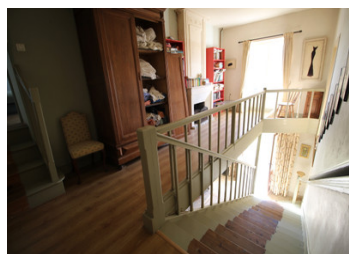
The property also features a charming hangar - perfect for parking - and two separate barns, offering plenty of potential for storage, workshops, or further development.

## ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## LOCAL TAXES

**Taxe foncière: 3500 EUR**

**Taxe habitation: EUR**

## NOTES

## DESCRIPTION

### MILL HOUSE

#### Ground Floor:

- Entrance hall (20 m<sup>2</sup>) with original staircase and fireplace, full of character
- Elegant living room (32 m<sup>2</sup>) with high ceilings and fireplace
- Spacious kitchen (39 m<sup>2</sup>) with fitted units, central island, wall-length wooden cupboard, and fireplace. River views from the kitchen windows and access to a terrace
- The mill tower spans three levels with a staircase and mezzanine areas; the ground floor features a stunning 40 m<sup>2</sup> room with tomette tiles and a glass panel revealing the water current beneath this room is currently used as an office
- Utility room and separate toilet
- Hallway with second staircase
- Second kitchen (32 m<sup>2</sup>)
- Living room (17 m<sup>2</sup>)
- Two ground floor bedrooms (16 m<sup>2</sup> each), one with en-suite and lovely river views
- Two shower rooms (4 m<sup>2</sup> and 7 m<sup>2</sup>), one of which is en-suite

#### First Floor:

- Main bedroom (26 m<sup>2</sup>) with double-height ceiling and stained glass window, plus en-suite bathroom (6 m<sup>2</sup>)
- Two bedrooms (14 m<sup>2</sup> each) with shared shower room (4 m<sup>2</sup>)
- Additional bedroom (14 m<sup>2</sup>), separate shower room (5 m<sup>2</sup>), and storage space
- Mill tower reception room (36 m<sup>2</sup>) with mezzanine above (22 m<sup>2</sup>)
- Three more bedrooms (12, 15 and 19 m<sup>2</sup>) with two additional shower rooms (4 m<sup>2</sup> and 5 m<sup>2</sup>)

The main house is charming and highly versatile, offering great potential for a large family home, multi-generational living, or hospitality use. Some areas would benefit from refreshing and a touch of care to fully shine.